181.0	0006	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	852,700 / 852,700
					USE VALUE:	852,700 / 852,700
					ASSESSED:	852,700 / 852,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
32		SHELLEY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TAURO WALTER J JR &DANIEL ETAL	
Owner 2:	TRS/ WDGB ARLINGTON RLTY TRUST	
Owner 3:		
Street 1:	40 SHELLEY RD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:	Own Occ: N
Postal:	02476	Type:	

PREVIOUS OWNER

Owner 1:	TAURO WALTER SR & GINA & -
Owner 2:	TAURO BIANCA -
Street 1:	40 SHELLEY RD
Twn/City:	ARLINGTON
St/Prov:	MA	Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,050 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1995, having primarily Vinyl Exterior and 2569 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6050.000	431,600		421,100	852,700
Total Card	0.139	431,600		421,100	852,700
Total Parcel	0.139	431,600		421,100	852,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 331.94 | /Parcel: 331.9

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	122799
GIS Ref	
GIS Ref	
Insp Date	07/10/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 181.0-0006-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	431,600	0	6,050.	421,100	852,700	852,700	Year End Roll	12/18/2019
2019	101	FV	345,100	0	6,050.	421,100	766,200	766,200	Year End Roll	1/3/2019
2018	101	FV	345,100	0	6,050.	354,900	700,000	700,000	Year End Roll	12/20/2017
2017	101	FV	345,100	0	6,050.	324,800	669,900	669,900	Year End Roll	1/3/2017
2016	101	FV	345,100	0	6,050.	276,700	621,800	621,800	Year End	1/4/2016
2015	101	FV	343,700	0	6,050.	240,600	584,300	584,300	Year End Roll	12/11/2014
2014	101	FV	343,700	0	6,050.	222,600	566,300	566,300	Year End Roll	12/16/2013
2013	101	FV	343,700	0	6,050.	211,700	555,400	555,400		12/13/2012

!14209!

PRINT

Date	Time
12/11/20	04:04:45

LAST REV

Date	Time
07/27/18	10:51:40

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 14209

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TAURO WALTER SR	67798-380		8/12/2016	Convenience	10	No	No		
TAURO WALTER SR	64350-411		10/10/2014	Convenience	10	No	No		
TAURO DANIEL/WA	57336-411		8/24/2011	Convenience	10	No	No		
TAURO DANIEL/WA	51707-53		9/22/2008	Family	10	No	No		
TAURO WALTER/TR	31824-11		9/15/2000	Convenience	1	No	No		
TAURO CAROLINA	25983-411		1/19/1996		1	No	No		F

USER DEFINED

Prior Id # 1:	122799
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/12/1995	322		900	C				12X20 WDK
12/14/1994	663		100,000	C				26X38 NEW HOUSE

ACTIVITY INFORMATION

Date	Result	By	Name
7/10/2018	MEAS&NOTICE	BS	Barbara S
12/5/2008	Measured	355	PATRIOT
4/20/2000	Missed Appt.	264	PATRIOT
1/4/2000	Mailer Sent		
12/28/1999	Measured	163	PATRIOT
5/10/1995		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6050		Sq. Ft.	Site		0	70.	0.99	7									421,052						421,100	

Total AC/HA: 0.13889 | Total SF/SM: 6050 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 421,052 | Spl Credit | Total: 421,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1995	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	14.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	14.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.18137646
Const Adj.:	0.99989998
Adj $ / SQ:	147.657
Other Features:	102901
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	505417
Depreciation:	73791
Depreciated Total:	431626

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	M
Totals			
1	8	4	

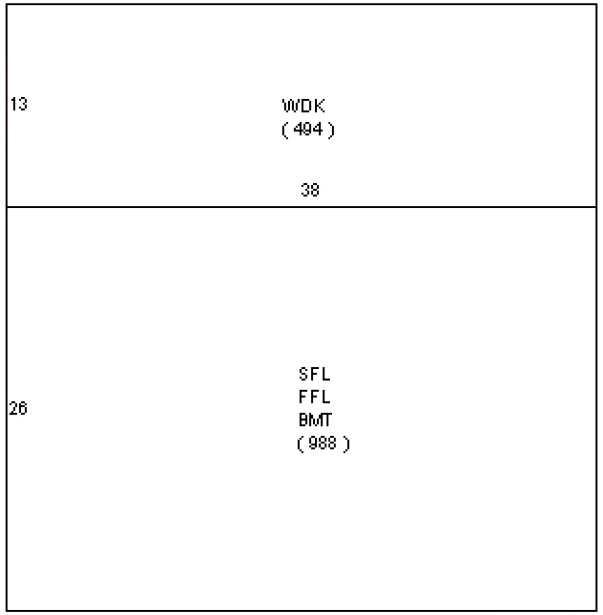
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	162.42
Special Features:	0	Val/Su Net:	124.81
Final Total:	431600	Val/Su SzAd	218.42

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	988	61.570	60,834
FFL	First Floor	988	147.660	145,885
SFL	Second Floor	988	147.660	145,885
WDK	Deck	494	8.020	3,964

Net Sketched Area:	3,458			Total:	356,568
Size Ad	1976	Gross Are	3458	FinArea	2569

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	60		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 181.0-0006-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	1995	0.00	T	19.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	